

**Project Title: Dillon Property Acquisition 2015**

**Project Sponsor: Island County – Parks and Recreation Department**

**Project Contact Person:** Jan vanMuyden

Address: P.O. Box 5000 Coupeville, WA 98239

Phone: 360-914-1322 679-7335

Fax: 360-678-4550

E-mail: [Janv@co.island.wa.us](mailto:Janv@co.island.wa.us)

**RECEIVED**

**JUN 04 2015**

**GEN SVCS ADMIN**

**Project Location:**

38 North Camano Ridge Road

Camano Island, Washington 98282

Portion of the North ½ of the Southeast of the Southeast ¼ of Section 35

Township 32 range 2E of the W.M.

Property Identification Information:

R 23235-050-4950

PID 96356

**Landowner:** Linda Dillion

Proposed budget: \$85,000.00

\$75,000.00 Acquisition

\$ 5,000.00 Appraisal

\$ 5,000.00 Title, Escrow Service, Fees, and other services.

ATTACHMENT B  
**ESTIMATED** PROJECT BUDGET  
 ISLAND COUNTY CONSERVATION FUTURES FUND  
 PROPOSED PROJECT APPLICATION

PROJECT NAME = DILLION PROPERTY ACQUISITION

YEAR 2015

	Category	CFF	Other Funding Sources	Total Funding
Planning	Salaries and Benefits	\$ -	\$ -	\$ -
	Consultants/Sub-Contracting	\$ -	\$ -	\$ -
	Goods and Services*	\$ -	\$ -	\$ -
	Travel & Per Diem	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	<b>Total Planning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Maintenance and Operations	Salaries and Benefits	\$ -	\$ -	\$ -
	Consultants/Sub-Contracting	\$ -	\$ -	\$ -
	Goods and Services*	\$ -	\$ -	\$ -
	Travel & Per Diem	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	<b>Total Maintenance / Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Management & Administration	Salaries and Benefits	\$ -	\$ -	\$ -
	Consultants/Sub-Contracting	\$ -	\$ -	\$ -
	Goods and Services*	\$ -	\$ -	\$ -
	Travel & Per Diem	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	<b>Total Management &amp; Admin</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Equipment	Technology Capital Items*	\$ -	\$ -	\$ -
	Technology Supplies*	\$ -	\$ -	\$ -
	Equipment*	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	<b>Total Equipment</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Property Acquisition		\$75,000.00		
(does not include appraisal costs, survey, engineering or other technical services)	Conservation Easements	\$ -	\$ -	\$ -
Appraisal Escrow, Title, Fees	Other Acquisition Costs	\$10,000.00	\$ -	\$ 10,000.00
	<b>Total Acquisition Costs</b>	<b>\$85,000.00</b>	<b>\$ -</b>	<b>\$ 85,000.00</b>
	<b>Total Budget</b>	<b>\$ 85,000.00</b>	<b>\$ -</b>	<b>\$ 85,000.00</b>

\* For all line items listed with "\*", please provided an attached detailed list of items and costs

## Project Description:

This project is an acquisition of 4.77 acres adjacent to the Island County Parks Property of Camano Ridge. This acquisition would allow users of Camano Ridge greater access to the park. Current access is limited by a small area just off of Camano Ridge Road, and a second access with very limited parking off of Can- Ku Road. This project proposes to acquire the 4.77 acres so a proper parking lot be established for users of the park whether it be hikers equestrians, mountain bikers and hunters. Acquiring this property and the establishment of a parking lot and trails on this property, will mean the park can be safely accessed, and utilized by more park patrons.

This is a phased project that will require the acquisition, and then the development of a parking area along with trails, informational kiosks, and signage. A second Conservation Futures Maintenance and Operations Grant will be sought for development.

### A. Conservation Values and Resources:

Subject property is an unimproved parcel of 4.77 acres in size. It is rectangular in shape with the longest sides on a north and south axis with shortest being east and west. In 2013 all the merchantable timber was harvested, the slash put in plies, and replanted as per D.N.R. rules and regulations. In the past two years woody understory and herbaceous have begun to repopulate, cover, and reforest the parcel. In addition to planted D.N.R. trees tree seedlings from indigenous species are also recovering.

The topography is one that has a gradual slope from east to west with a maximum height of 590 feet above sea level at the Camano Ridge Park gate to about 450 feet above sea level at Camano Ridge Road. The slopes are represented at between 3 and 15 percent with level areas giving the property an undulating appearance.

Surrounding land use apart from Camano Ridge Park consists of 5 acre or larger parcels that are either unimproved or have a residence. This parcel is adjacent to the Camano Ridge Park with 200 ac plus acres of open space trails supporting hiking, biking, nature walkers, equestrians, and hunters. The Camano Ridge parking does not have adequate or safe parking for its users. The acquisition of the property will give users safe and adequate parking, and will also allow for better access and monitoring of the park as a whole. Future access is already in place with the improved D.N.R. road that divides the property and leads to Camano Ridge Park.

## Habitat:

The site can support varying habitats for both plant, and animals. It also provides an educational opportunity to users to see how a property transitions from a clear cut to back to forest. It will extend the trails and provide safe parking for its users.

The property as it recovers will provide habitat for many species of plants, insects and animals. Currently many herbaceous flowering annuals and perennials have taken advantage of the open canopy and are supporting varying forms of small animals, birds and insect life. The downed and rotting trees are providing are proving to be fertile ground for tree seedlings moss lichen, and fungi.

## Watershed Protection:

This property does contribute to the protection of Watershed due to its topography, and soils. According to the Island County Critical Areas Map the property does have a direct ,and indirect affect on Carp Lake two other nearby Wetland Areas and a Seasonal or Non Seasonal stream that is to the South of the property This stream runs to the Sound through the Cama Beach development.

The overall quality of the habitat is improving after being logged. The significant growth of native scrubs, and trees will begin to support a more diverse species population. Since the tree cover was reduced the property has shown a remarkable recovery rate and is already providing food water, and cover, and is enhancing the connectivity for all species.

## B. Appropriate Public Use and Enjoyment:

This site is adjacent to, and shares a common property line with Camano Ridge Park. The Camano Ridge property would benefit from having a dedicated parking area for users. It would also provide more open space, habitat, for plants, and animals and contribute to the watershed. The property compares favorably to properties of similar size although its topography is more of a challenge for the user. The size of this parcel is more than adequate to support a parking lot and new trails leading to Camano Ridge Park.

Consistent with this acquisition is the Island County Parks Plan adopted in 2012. It cites the need for more trails, and passive recreational opportunities. This property can also be used as an educational model, for species study, trail building, and habitat enhancement. In addition there are mental and physical benefits for the users, and with addition of a parking lot the safety and well being of the public will be maintained



C. Plan Consistency:

Consistent with this acquisition is the Island County Parks Plan adopted in 2012. It cites the need for more trails, and passive recreational opportunities. This property can also be used as an educational model, for species study, trail building, and habitat enhancement. In addition there are mental and physical benefits for the users, and with addition of a parking lot the safety and well being of the public will be maintained.

D. Economic Considerations:

This property should not reduce land for development in the area. It is impacted by a road that was built by the Department of Natural Resources for access to the Camano Ridge Property, and bisects the property in the middle. The Island County Parks Department manages Camano Ridge and access to the park is limited. Parks patrons are using the D.N.R. road to walk from Camano Ridge Road to the park entrance. The road is an easement that runs with the property, and does have an impact to any potential land owner that would wish to build. The highest and best use for the property would its addition to Camano Ridge.

E. Potential for Loss:

At this time properties of this type with a connection to an existing park are significantly threatened. Parcels of 5 ac or larger are not as plentiful as they once were, and even less so when adjacent to a park. The logging of the property has already exposed the human threat, but with its recovery it would be an excellent opportunity to practice good stewardship, from the beginning to include the removal of noxious weeds, and invasive species protect the watershed provide habitat, recreational, and educational opportunities. If this property is acquired then most threats due to human pressure including logging rezoning, or construction will be significantly reduced or eliminated.

F. Assessment for Stewardship Viability:

The property was logged in 2013, and recovery has begun. The management of this property will pose an immediate challenge in that non desirable species will take advantage of the change in forest cover. A management plan for the introduction of native species to rebuild a diverse plant population, and to control invasive species benefitting not only plant, but animal habitat. Management and Maintenance will be carried out by parks personnel with the help of volunteers would be the most viable way of achieving the long term conservation goals. The Adopta- Park program would also

prove useful in this regard. This property will further be managed with fences, gates, and signs, so as to control appropriate public use.

The planting of desirable native species, control of noxious or invasive plants, removal of slash piles, establishment of trails and a parking lot would not only enhance the property but allow a greater degree of management and stewardship. The Whidbey Island Camano Land Trust and Island County Parks along with volunteers will develop a plan that will address the ongoing challenges.

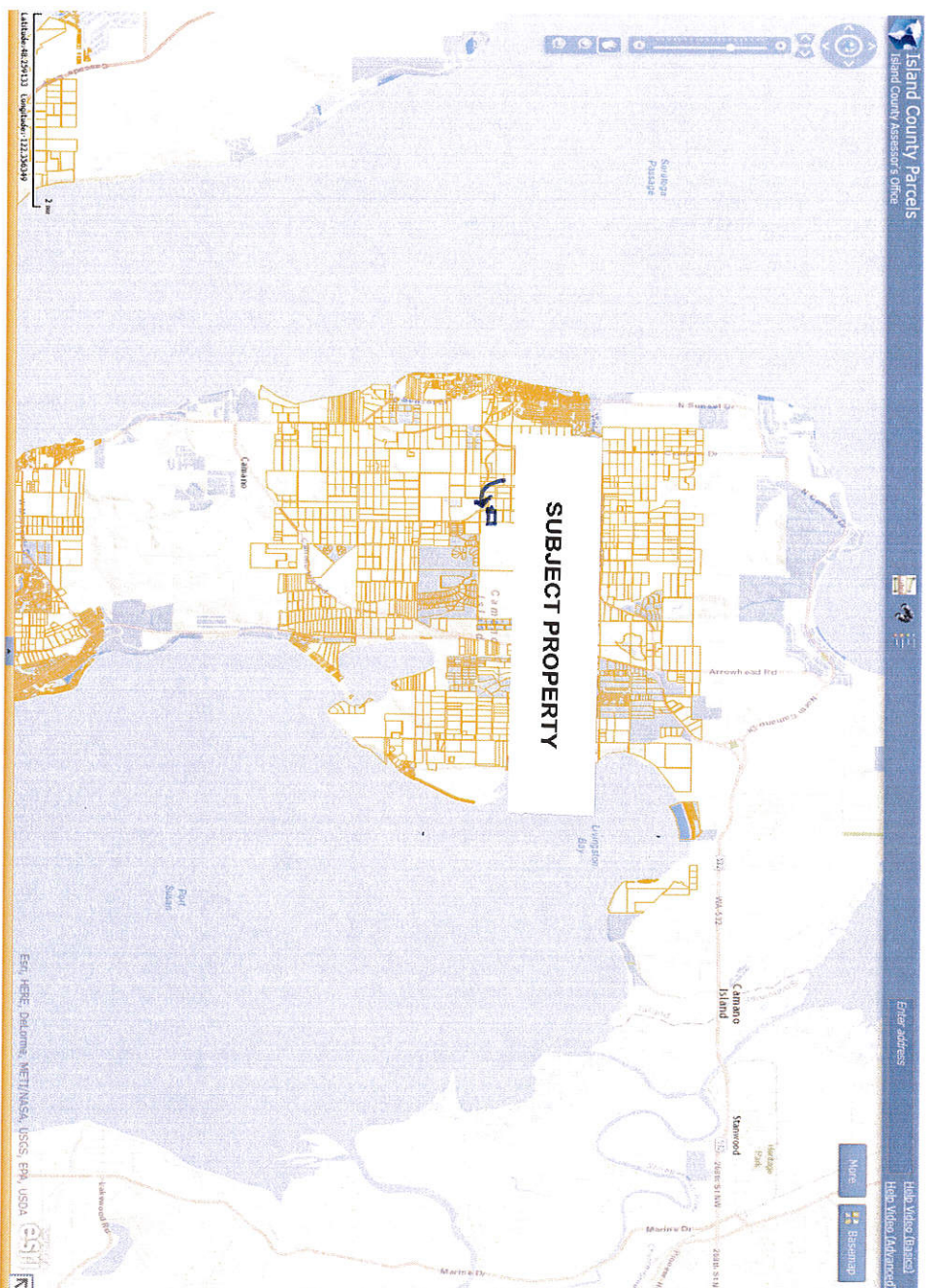
#### G. Financial Strategies:

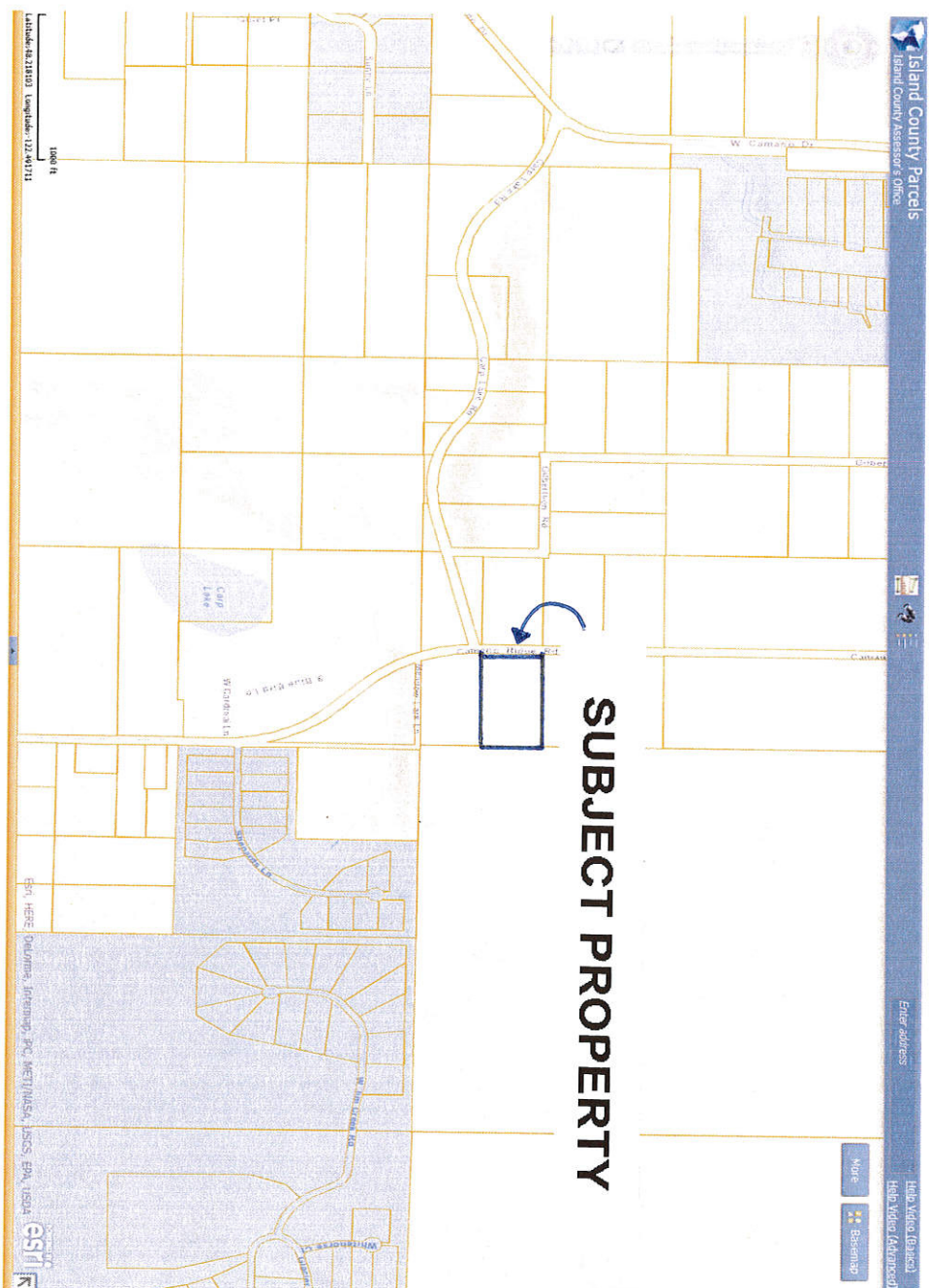
This property will be owned by Island County Parks. With a conservation easement held by the Whidbey Island Camano Land Trust. Volunteer groups such as FOCIP (Friends of Camano Island Parks) will play a part in the restoration and stewardship of the property. Since Island County already has a significant presence at Camano Ridge. The cost to acquire the property and the development of a parking lot will be the largest expenses. Future costs for this property apart from its acquisition will be for a parking lot to accommodate cars and horse trailers gates, and signage. A Conservation Futures Grant will be sought for development, maintenance, and operations at the next grant cycle.

#### H. Annual Commissioners Goals for Current Cycle:

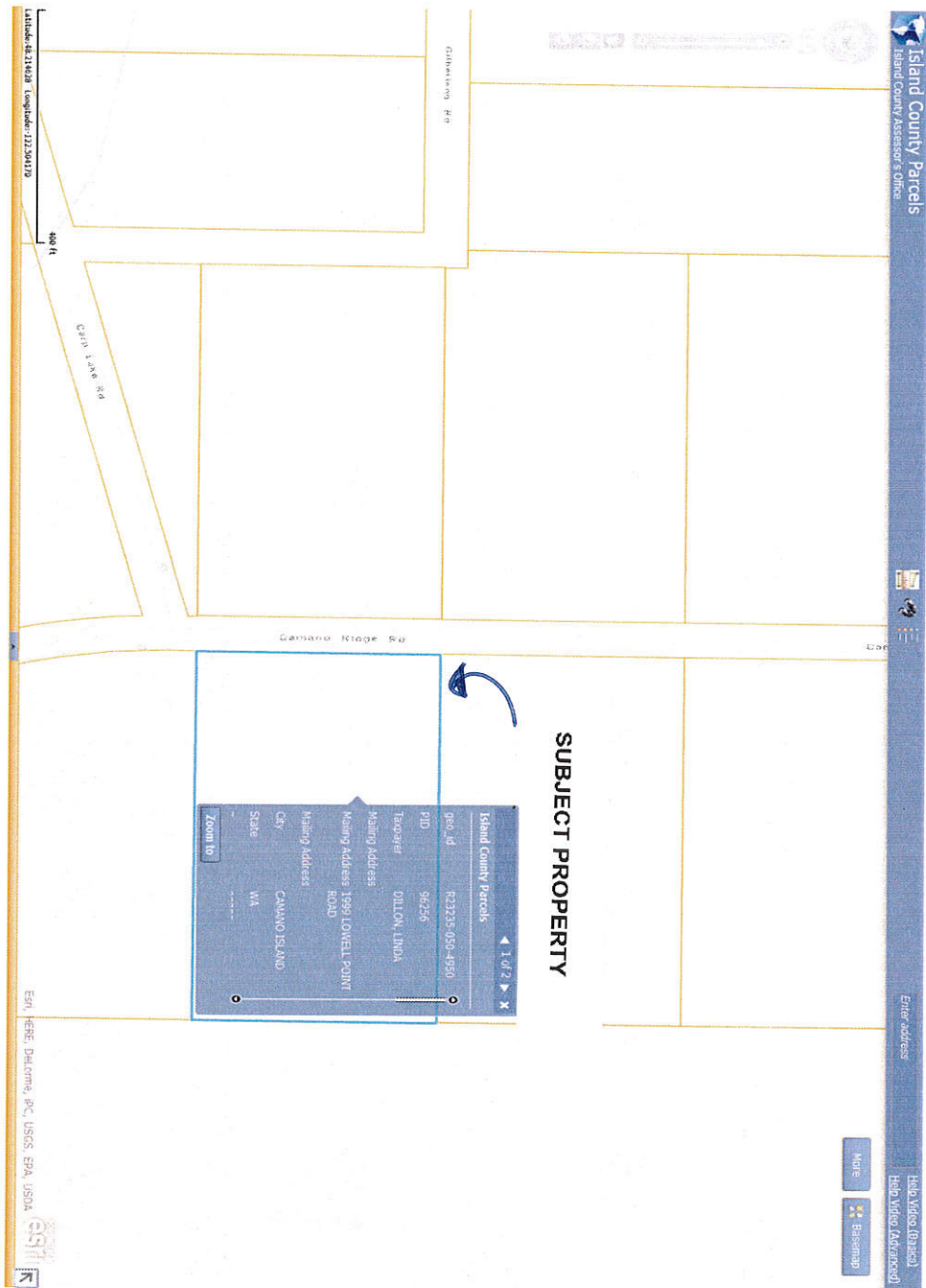
The acquisition of the Dillion Property meets the criteria for the Annual Commissioners Goals. Economically It will bring more parks patrons to what is one of the largest undisturbed/ undeveloped areas on Camano Island. People who will use this property will also patronize the surrounding stores, and restaurants as well as other economic offerings. As a conservation resource the adjacency to Camano Ridge will help to protect this valuable resource with greater access for management, stewardship watershed, and habitat protection.

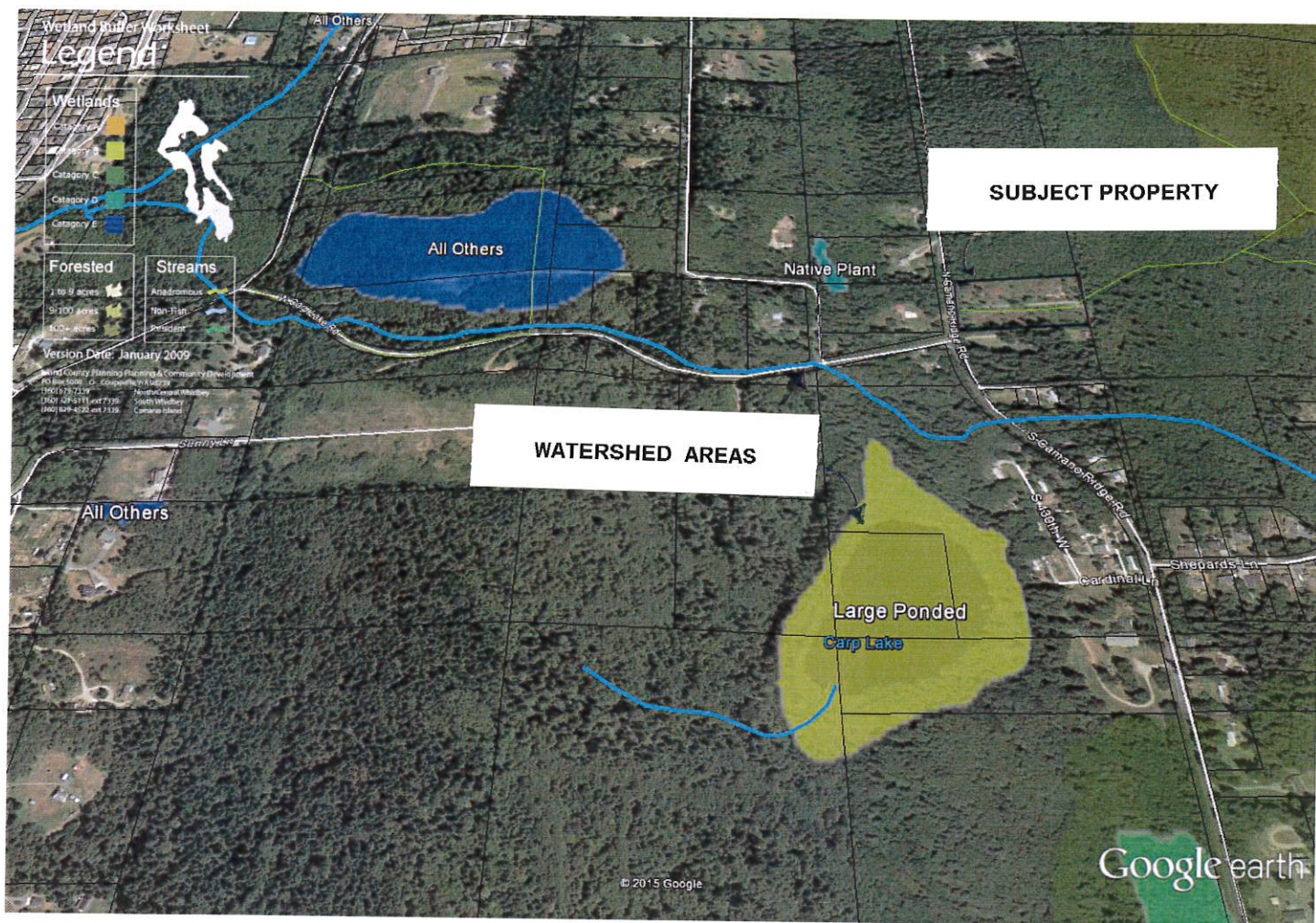












Google earth





NORTH DNR GATE





SOUTH





NORTH





WEST





WEST





WEST





EAST





EAST





EAST



000





## **FRIENDS OF CAMANO ISLAND PARKS**

September 18, 2014

Patricia Powell  
Executive Director  
Whidbey Camano Land Trust  
765 Wonn Road, Barn C – 201  
Greenbank, WA. 98253

RE: Letter of Support for the purchase of property adjoining Camano Ridge.

Dear Patricia Powell,

Friends of Camano Island Parks (FOCIP) Board of Directors are pleased to provide this Letter of Support for the purchase of the property that surrounds the County's easement that accesses their Camano Ridge land. It is our understanding that the Island County has requested funds from Whidbey Camano Land Trust for the purchase of this property. The acquisition of this property would allow the development of a parking area for better public access to this 400 + acres of public property, and prohibit future development of this property. Road side parking is the only option for the public at this time.

FOCIP has had an active involvement with the Camano Ridge property for over 15 years. We have built trails, installed signage, lead public walks, and have had an environmental study done on this property. We will continue to cooperate with the County with possible re-vegetation, providing signage and an informational Kiosk. It is our hope that this acquisition of additional land will bring Camano Ridge one step closer to receiving environmental protection by being designated a County park rather than open space.

If you have further questions or require additional information about FOCIPs support, please contact FOCIP President Co-Chairman Tom Eisenberg at 360-387-4000 or via email at [tveis@juno.com](mailto:tveis@juno.com).

Sincerely,

Tom Eisenberg, President/ Co-Chair  
Friends of Camano Island Parks



## Jan Van Muyden

---

**From:** Jan Van Muyden  
**Sent:** Thursday, May 28, 2015 8:22 AM  
**To:** Jan Van Muyden  
**Subject:** Fwd: Camano Ridge Road property

Sent from my iPhone

Jan M. VanMuyden  
Island County Parks Superintendent  
PO Box 5000 Coupeville, WA 98239  
Office 1.360.679.7335  
Cell. 1.360.914.322  
E-Mail [Janv@co.island.wa.us](mailto:Janv@co.island.wa.us)

Begin forwarded message:

**From:** Kathy Cunningham <[joekatoncamano@aol.com](mailto:joekatoncamano@aol.com)>  
**Date:** May 27, 2015 at 5:28:38 PM PDT  
**To:** Jan Van Muyden <[JanV@co.island.wa.us](mailto:JanV@co.island.wa.us)>  
**Subject:** Camano Ridge Road property

This is to support the purchase of 10 undeveloped acres on the Camano Ridge area where we have enjoyed tramping its many trails. We support a new parking area and signage so that others may more easily access and enjoy it's quiet beauty. We have had homes on the Island for over 20 years but only recently heard of these trails and believe others should both know of them and have easier access. As members of FOCIP we are sure trail maintenance would be continually embraced and happily covered by their activities. Thank you-Joe and Kathy Cunningham  
Sent from my iPhone

## Jan Van Muyden

---

**From:** Norm McCormick [mccor@comcast.net]  
**Sent:** Thursday, May 28, 2015 12:29 AM  
**To:** Jan Van Muyden  
**Subject:** Camano Ridge property

Jan, I'm a Camano Island property owner and member of FOCIP and I strongly support your efforts to preserve Camano Ridge.

Norman McCormick

## Jan Van Muyden

---

**From:** Debra Kosky [debra@ndkosky.com]  
**Sent:** Thursday, May 28, 2015 9:08 AM  
**To:** Jan Van Muyden  
**Subject:** In support of the Camano Ridge property acquisition

*Hi Jan,*

*We'd like to express our support for acquiring the Camano Ridge property, providing parking access for the Camano Ridge park, and keeping a buffer of non-development around the park entrance. We hope the county will complete the acquisition.*

*Thank you,*

*Debra & Norm Kosky*

*908 Sands Ln.*

*Camano Island, WA*



June 5, 2015

Jan Van Muyden  
Island County Parks

RE: Camano Ridge Preserve

Dear: Jan:

For years while I was President of Friends of Camano Island Parks I was involved in trying to get the Camano Ridge Property transferred from D. N. R. managed land to Island County as a park. In the early 2000 years the transfer took place and Friends of Camano Island Parks was able to work on trails and lead forest walks for members of our community. It is a wonderful area for hiking within a large forest on the north end of the Island, which also has a wetland. In the 1990's the D.N.R. allowed us to construct the east side entrance, which is on a dead end road where people from that area can have access to the trails in Camano Ridge. The drawbacks of access on the west side has been a lack of parking on Camano Ridge Road and a small road access which now lies between a new owners' property.

I understand that there could be a possibility of acquiring land on the west side along Camano Ridge Road which would allow the creation of a new access that would include a parking lot for the park visitors. I would like to support this proposed idea. If Camano Ridge Forest Preserve could have the formal west end parking area and maybe room for an enclosed dog park this would be a great benefit to our community members. The other main concern that I hope would be addressed is to remove the hunting season from this north end park. It is a long season and a danger to members of the increasing population surrounding the park and the many walkers that need a north end of the Island access to trails.

I hope you and other leaders of Island County Parks and our three commissioners will be giving serious consideration to this plan.

Sincerely,

*Carol M. Triplett*

Carol M. Triplett  
99 Utsalady Rd  
Camano Island, WA 98282





# Camano Ridge Addition

- Subject Property
- Camano Ridge Forest Preserve
- Existing Trails
- Parking Lot Esmt
- Trail Easement



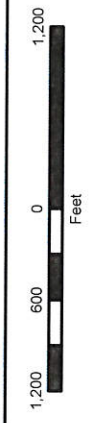
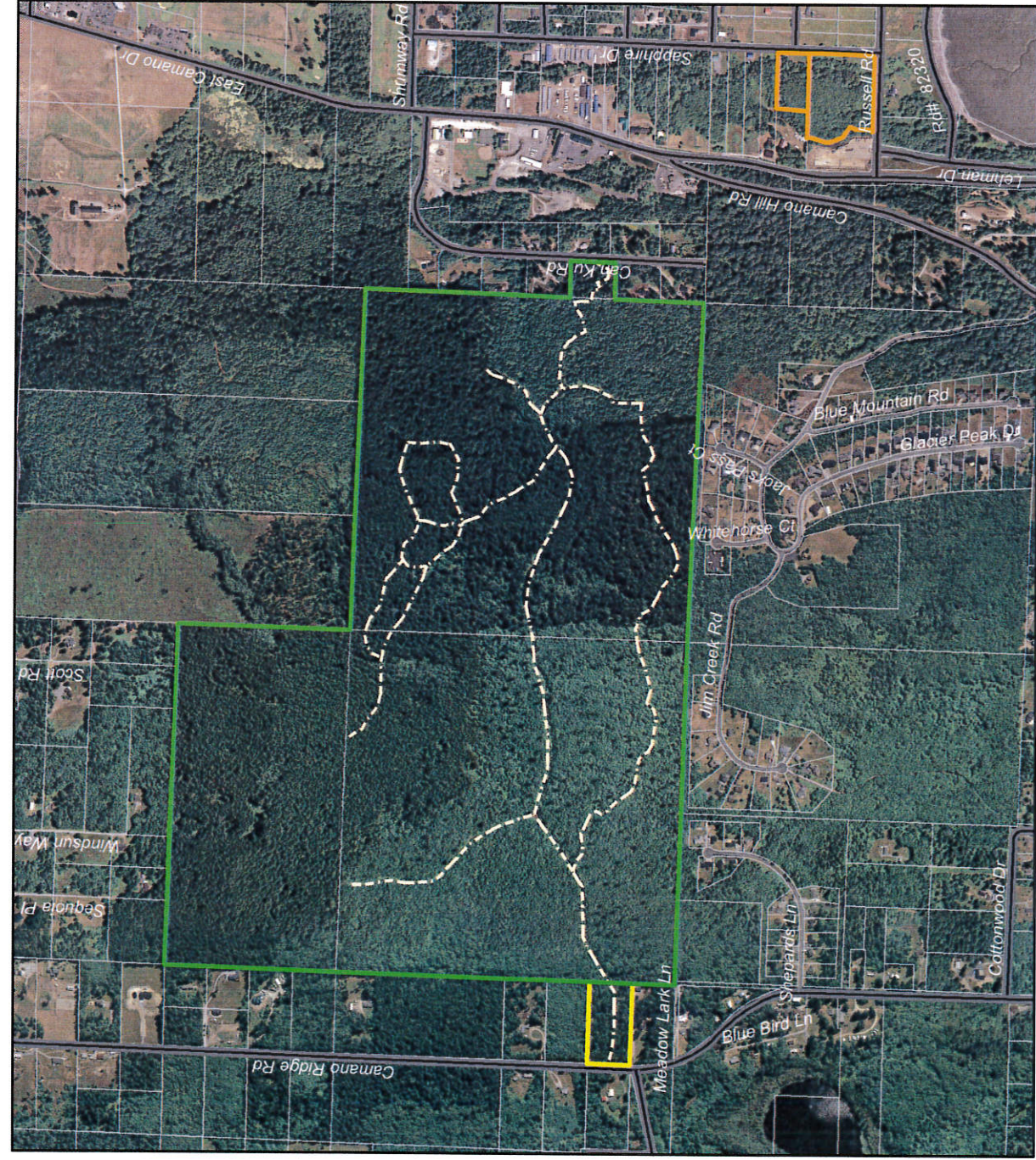
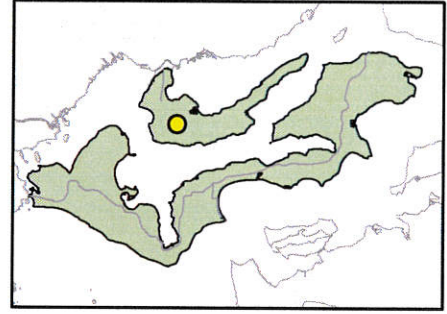
Property boundaries are taken from Island County GIS tax parcel maps. These boundaries are approximate and may not match on-the-ground fencelines or actual survey markers.





## Camano Ridge Addition

- Subject Property
- Camano Ridge Park
- Other Protected Lands
- Existing Trails



Property boundaries are taken from Island County GIS tax parcel maps. These boundaries are approximate and may not match on-the-ground fencelines or actual survey markers.

